

# Clos Halket

LANSDOWNE GARDENS, CANTON, CARDIFF, CF11 8DZ

GUIDE PRICE £400,000

Hern &  
Crabtree





# Clos Halket

A fantastic, larger-style mid-terrace townhouse perfectly positioned on a quiet no-through road at the back of the Lansdowne Gardens development in Canton. Owned by the same owners since new, the property has been meticulously maintained, making it ready for the next occupier to move straight in. With lovely views across open green parkland and spacious accommodation arranged over three floors, the property offers an impressive amount of living space.

The ground floor comprises: entrance hall, cloakroom, sitting room, an open-plan kitchen/diner with sliding doors leading to the rear garden, and a utility room.

To the first floor is a generous lounge with a Juliet balcony, as well as the main bedroom which features fitted wardrobes and a four-piece bathroom suite.

The top floor offers three further good-sized bedrooms, including bedroom two with its own en-suite, plus a contemporary family bathroom.

Externally, the property enjoys an enclosed rear garden with a green outlook to the rear, along with two off-street parking spaces to the front.

Clos Halket is a short walk through the park to Ysgol Gymraeg Treganna, the main catchment school, and Ysgol Gymraeg Pwll Coch. Lansdowne Gardens is the catchment school for the recently completed Fitzalan High School and only a short walk away. There are plenty of local shops and amenities close by and the property offers good access links to and from Cardiff City Centre, Cardiff Bay and the M4. Internal viewings are highly recommended.



**1517.00 sq ft**

### Hall

Entered via a composite front door with panel to side, two radiators.

### Cloakroom

Fitted with low level w.c and wash hand basin, radiator, tiled walls and tiled floor.

### Sitting Room

Double glazed window to the front, radiator, flame effect wall feature. ( not a fire)

### Kitchen/Dining Room

Double glazed window to the rear and double glazed patio doors to the rear, fitted with a range of wall and base units with worktop over, a four ring electric hob with cooker hood above, electric oven and grill, integrated fridge/freezer, cupboard housing the boiler, one and a half bowl sink and drainer, space for table and chairs, radiator, vinyl flooring.

### Utility Room

Fitted with base units with worktop over, shelving, stainless steel sink and drainer, space and plumbing for a washing machine, radiator.

### First Floor Landing

Stairs rise up from the hallway with wooden handrail and spindles, radiator.

### Living Room

Double glazed window and double glazed French doors leading onto a Juliet balcony with railings, coved ceiling, two radiators, feature white fireplace with coal effect fire, corner sofa unit ( included in the sale).

### Bedroom One

Twin double glazed window to the rear, radiator, fitted wardrobes.

### En Suite

Fitted with a four piece suite in white comprising panelled bath, shower cubicle, pedestal wash hand basin with tiled splashback and w.c, radiator, extractor fan, vinyl flooring.

### Second Floor

Stairs rise up from the first floor landing with wooden

handrail and spindles, radiator, airing cupboard housing the hot water cylinder and slatted shelving.

### Bedroom Two

Double glazed window to the front, radiator, fitted wardrobes.

### En Suite

Fitted with a walk in shower, w.c and vanity wash hand basin, heated towel rail, extractor fan, vinyl flooring.

### Bedroom Three

Double glazed window to the rear, radiator.

### Bedroom Four

Double glazed window to the front, radiator.

### Family Bathroom

Double obscure glazed window to the rear, fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and w.c., radiator, vinyl flooring.

### Rear Garden

Enclosed by timber fencing not overlooked to the rear, a low maintenance garden which is laid to patio, wind out awning, small timber shed and bike storage shed, cold water tap, power point.

### Front

Parking, Storage shed.

### Tenure

We have been advised by the seller that the property is freehold and the council tax band is F.

### Disclaimer

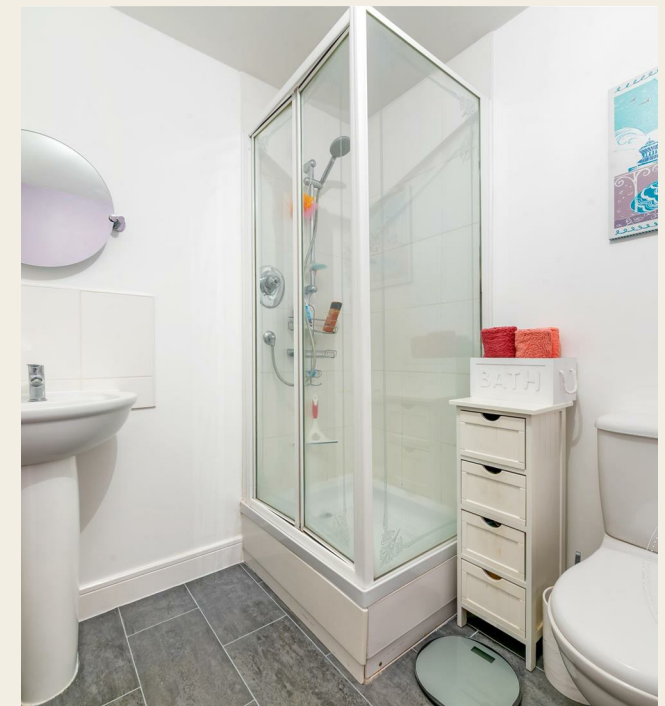
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their

offer is accepted to proceed with the sale. Details can be found on our website.

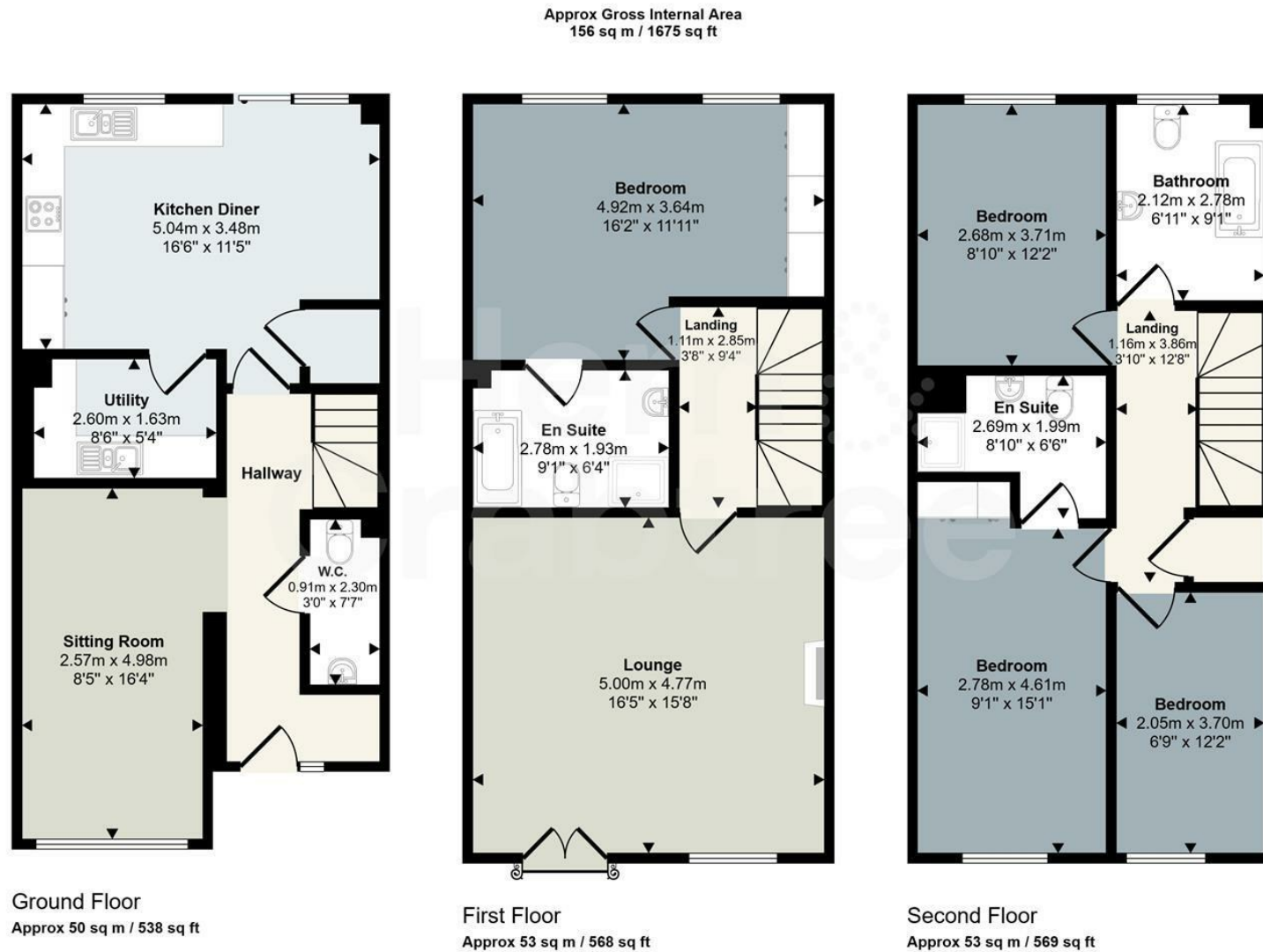
### Disclosure of Interest

The property is being sold by an employee of Hern & Crabtree.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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